

DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date October 25, 2018

DRB Case No. PDR 1804375

Address 424 Audraine Drive

Applicant Mike Geragos

PROPOSAL: The applicant is proposing to add 412 square-feet to the first floor and add a new 1,183 square-foot second floor to an existing one-story, 2,092 square-foot single-family dwelling (originally constructed in 1956), located on an 8,925 square-foot lot in the R1R (FAR District II) zone. The proposal also includes a façade remodel.

DESIGN REVIEW

Board Member	Motion	Second	Yes	No	Absent	Abstain
Arzoumanian		X	X			
Benlian					X	
Charchian**					X	
Malekian	X		X			
Simonian				X		
Totals			2	1	2	
DRB Decision		Approve with Conditions and a Consideration				

** Recused

Conditions

1. Revise the configuration of the stone-clad entry bay to provide an angled wall at the right side that will match the angle at the left and die into the roof. The adjoining cricket shall be clad with the roofing material.
2. Redesign the steps at the front entry to either extend across the entire opening or be centered within it.
3. Utilize the existing eave detail at all new roof eaves to provide a consistent roof design.
4. Provide details of the corner condition of the horizontal siding and where disparate cladding materials meet.
5. Provide vertical window sections depicting the installation at the stucco walls and the wood-clad walls.
6. Plant trees along the east side of the property to buffer the mass of the addition from the adjacent property. The new trees shall be mature, minimum 24-inch box specimens, at least 15-feet in height, and planted in a number sufficient to screen the subject property from both the adjacent house and its rear yard.
7. Submit landscape and irrigation plans, including the trees required in Condition 5, for staff review and approval prior to permit issuance. Landscape and irrigation plans to be prepared by a licensed landscape architect.

8. Revise the drawings to identify the locations of the trash storage area and the gutters and downspouts.

Consideration

1. Apply a finish to the existing windows proposed to remain that are visible from the street to match the finish of the new windows.

Analysis

Site Planning: The proposed site planning is appropriate to the site and its surroundings, as modified by any conditions, for the following reasons:

- The proposed addition to the first floor and the new second floor modifies the original building footprint in an appropriate manner with the house centrally sited on the lot.
- There are no alterations being proposed to the existing 19'-9" street-front setback. The existing attached garage will also maintain the 22'-9" street-front setback.
- There are no alterations being proposed to the existing landscaping on the project site and it will be maintained. A DRB condition of approval will require new mature trees to be planted along the east side of the property to buffer the mass of the addition from the adjacent property.

Mass and Scale: The proposed mass and scale are appropriate to the site and its surroundings, as modified by any conditions, for the following reasons:

- The new second floor will be considerably smaller than the first floor, relieving the sense of mass by providing setbacks of varying depths at numerous locations.
- The neighborhood features a mix of one-and two- story homes. The adjacent neighbor at 432 Audrairie Drive is two-stories in height. Given the neighborhood context, the applicant's proposal to construct a new second-story addition, resulting in a two-story house, is appropriate.
- The massing of the addition is broken up by changes in façade planes, stepping the new second floor in from the first floor, and changes in materials.
- The redesign of the house and the addition will feature hipped and gable roof forms. While the roof pitches of the new and existing roof forms is not consistent, the overall design is appropriate.
 - Portions of the existing gable roof with a 4:12 pitch are being maintained so the proposal does not require demolition of more than 50% of the outside wall and roof area in accordance with GMC 30.60.040.
- As seen from Audrairie Drive, the overall height of the house with the new second-story will be 23'-9", which will be similar to the height of other two-story houses in the vicinity.

Building Design and Detailing: The proposed building design and detailing are appropriate to the site, as modified by any conditions, and its surroundings for the following reasons:

- The surrounding neighborhood features a mix of architectural styles. As such, the proposed style change is appropriate.
- The new windows will be fiberglass, block frame, are a combination of casement and fixed windows, and will have external grids.
 - Six of the existing vinyl windows are proposed to remain as part of the project and they are a combination of single-hung and fixed. These windows have limited visibility from the street and are located at the rear and on the southwest side of the house. A DRB consideration requires that the existing windows be finished in a color to match the new windows.

- The proposed materials for the addition and façade remodel includes a new standing seam metal roof, plaster, stone cladding at the first floor entry porch, and horizontal hardie siding for the new second floor.

The Design Review Board approves the design of projects only. Approval of a project by the Design Review Board does not constitute an approval of compliance with the Zoning Code and/or Building Code requirements.

If an appeal is not filed within the 15-day appeal period of the Design Review Board decision, plans may be submitted for Building and Safety Division plan check. **Prior** to Building and Safety Division plan check submittal, Design Review Board approved plans must be stamped approved by Design Review Board staff. **Any** changes to the approved plans may constitute returning to the Design Review Board for approval. **Prior** to Building and Safety Division plan check submittal, **all** changes in substantial conformance with approved plans by the Design Review Board must be on file with the Planning Division.

Please make an appointment with the case planner for DRB stamp/sign-off prior to submitting for Building plan check.

All resubmittals require a DRB application and fee payment. According to Section GMC 30.47.075, projects submitted after 180 days following the DRB's decision date are to be considered as new projects and must submit a new DRB application and all corresponding materials, including new mailing list and labels.

DRB Staff Member Vista Ezzati, Planner